

VIKAS KUMAR GOEL

Architect, Interior Designer
Government Approved Valuer of Land & Buildings
Registered Valuer for Land & Buildings from I.B.B.I.
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FORM REGN-01

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of New Project and for withdrawal of Money from Designated Account)

No...FL-IT-P1 /20

Date: 01.01.2026

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Tower namely T1 of the Project "The Flagship Phase 1" [UPRERA Registration UPRERAPRJ 184164] situated on the Plot no. 01 B, Sector 140A ,Noida of _District_Gautam Buddha Nagar, U.P.-201305 demarcated by its boundaries latitude/ longitude 28°30'37.97"N, 77°24'57.61"E, 28°30'40.64"N,77°24'59.24"E, 28°30'43.31"N, 77°25'00.87"E, 28°30'36.09"N, 77°25'01.56"E, 28°30'41.26"N, 77°25'05.11"E, 28°30'34.23"N, 77°25'05.48"E, 28°30'36.95"N, 77°25'07.19"E, 28°30'39.49"N, 77°25'08.77"E Tehsil- Gautam Buddh Nagar- Competent/Development authority "New Okhla Industrial Development Authority", District__Gautam Buddha Nagar ,admeasuring 6995 sq.mts. area being developed by [Promotor's Name-M/s. I T Infrastructure Park Pvt. Ltd.]

I Vikas Kumar Goel has been taken assignment of Certification assignment of Percentage of Completion of Construction Work of 1 No. of Tower namely T1 of The Project "The Flagship Phase 1" [UPRERAPRJ 184164] situated on the Plot no. 01 B, Sector 140A ,Noida of _District_Gautam Buddha Nagar, U.P.-201305 Competent/Development authority "New Okhla Industrial Development Authority", District Gautam Buddh Nagar,admeasuring 6995 sq.mts. area being developed by [Promotor's Name-M/s. I T Infrastructure Park Pvt. Ltd.]

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/S. Vastunidhi as L.S. / Architect ;
- (ii) M/s. Vintech Consultants as Structural Consultant
- (iii)M/s. Proion Consultants Pvt. Ltd. as MEP Consultant
- (iv) Mr. Ravi Shekhar as Site Incharge

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers as registered vide number UPRERAPRJ184164 under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B. Site status is taken till dated 31.12.2025.

TableA- Tower 1 (2B+G+23 Floors)

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	2 number of Basements and Plinth-Super structure excluding non tower	100%
3	Stilt Floor	NA
4	PodiumFloor	NA
5	24 number of Slabs super structure - excluding basements.(including terrace.)	100%
6	Internal walls block work under progress, Internal Plaster under progress, Flooring within Flats/Premises under progress , Doors and Windows in each of the Flats/Premises till underprogress .	70%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	40%
8	Staircases(super structure), stone work , Lift Wells (super structure)and Lobbies at each Floor level connecting Staircases and Lifts, stair case railing and stone wok in stairs,Overhead structure complete) and .	98%
9	electric conduit and wiring	70%
10	External Facade work	70%
11	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	80%
12	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	50%

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Table B
Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	yes	work under progress	5%
2	Water Supply	yes	work under progress	80%
3	Sewarage (chamber, lines, Septic Tank, STP)	yes	STP structure completed	90%
4	Strom Water Drains	yes	work under progress	50%
5	Landscaping & Tree Planting	yes	soft landscape under progress	7%
6	Street Lighting	yes	Till Stage not reached	Yet to start
7	shopping	No	NA	NA
8	Treatment and disposal of sewage and sullage water	yes	Till Stage not reached	Yet to start
9	Solid Waste management & Disposal		Till Stage not reached	Yet to start
10	Water conservation, Rain water harvesting	yes	work under progress	70%
11	Energy management	yes	Till Stage not reached	Yet to start
12	Fire protection and fire safety requirements	yes	Under progress	82%(Tower 1)
13	Electrical meter room, sub-station, receiving station	yes	work under progress	25%
14	Part of Independent Podium for car parking at non tower slab	yes	Till Stage not reached	Yet to start
15	H V A C Ducting	yes	Under progress in Tower 1	85%
16	Non tower area(lower and upper basement lvls.)	yes	super structure casted	100%

Thanking you

VIKAS KUMAR GOEL (Architect)

(Council of Architecture CA/94/17889)